

## MINUTES – JUNE 18, 2018

The Board of Aldermen of the Town of Gibsonville met at 7:00 pm for an agenda meeting in the Town Hall. The meeting was called to order by Mayor Williams. Alderpersons Shepherd, Owen, Dean, O'Toole, and Pleasants were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Police Chief Ron Parrish, Public Works Director Rob Elliott, Planning Director Brandon Parker, Fire Chief James Todd, Town Attorney Doug Hoy, Paul Milam, Doug Stimmell, several firemen and residents were in attendance.

### Public Comments

Yvonne Maizeland, Cook Rd. resident, stated on June 11<sup>th</sup> her and her sister met with the Mayor and Town Manager at the Gibsonville Community Center. She stated they were working on two projects; the Community Center and Link Transit. She stated they would bring their information back to the Board. She stated there was a communication gap and they needed a solution. She stated Paul Thompson, a Gibsonville resident, recommended to her an alert system; which he would research and get back to her on this and then she would bring it to the Board. She stated they were looking at different ways of communication.

### Approval of Agenda

Mayor Williams stated Item 5 would be pulled off the agenda; Gibsonville Community Center Fees and Operations Discussion. He asked that 1235 Candlewood Dr., request of brush pickup be added to the agenda.

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the agenda as amended. The motion passed unanimously.

### Owen Property Development Discussion

Paul Milam representing Owen Property Development, stated he had attended a meeting with the NC State Department of Commerce on downtown revitalization. He stated he was interested in developing approximately a 100 acre tract of property owned by the Wallace Owen family. This property was in Alamance County on Alamance St. and adjoined the Ashley Wood Subdivision. He stated he had met the Town Manager, Planning Director, Mayor, and Alderman Shepherd; it was an informal meeting to see what could be done with the property. He introduced Doug Stimmell who was helping him with the property that had experience with developments in surrounding communities.

Doug Stimmell, Land Planner and Architect, stated this site was important to the town because it was in and near to downtown. He talked about RS-9 zoning on this property; which would be 4 to 6 homes an acre; more density and less maintenance. He stated RM-7 would allow for more flexibility; create high density to fit into downtown. He asked the Board to consider creating a district to create development.

Mayor Williams ask how many homes would there be.

Mr. Stimmell stated between 400 to 500 homes.

Mayor Williams asked about the existing adjacent homes.

Mr. Stimmell stated they were looking at greenways and transitions to the adjoining properties.

Mayor Williams asked how many ways would there be to get in and out of the development.

Mr. Stimmell stated connectivity was important; they were looking at connecting to existing streets.

Mayor Williams asked how was this like PUD zoning.

Mr. Stimmell stated some developers abuse PUD zoning; they would set up buffers, would be smaller homes and not have three story apartments.

Mayor Williams asked how this would promote downtown.

Mr. Stimmell stated it would be a walkable community.

Alderman Pleasants asked about the size of streets; he referred to some of the existing streets in the newer developments that were smaller.

Mr. Stimmell stated every street would be public. He stated they would work with the Town and Public Works on accessing the streets safely.

Alderman Shepherd asked what was the time frame. He stated he would like for the Fire Chief and Police Chief to look at this from a public safety view.

Mr. Milam stated they were just giving their insight on their idea. He stated the Owen family was concerned on how the property would be developed; it had been in their family for many years.

Doug Hoy, Town Attorney, asked what would be the average retail price of the single family units.

Mr. Milam stated it was preliminary; but on the northwest it would be \$175,000 to \$200,000; on Brookview Dr. area it would be \$225,000 to \$300,000.

Mayor Williams stated at the present time the town did not have an ordinance to accommodate this development.

Brandon Parker, Planning Director, stated town staff could draft a zoning ordinance to allow for more density.

Ben Baxley, Town Manager, stated the next step would be to work with the Planning Director and the Planning Board to draft an ordinance.

Mayor Williams asked Mr. Milam to work with the Planning Director and the Town Manager to see what they come up with.

It was the consensus of the Board that the developer work with the Planning Director and Town Manager on this proposed development.

#### **Allied Churches of Alamance County Presentation**

Mayor Williams stated a representative from Allied Churches had asked to be added to the agenda to make a presentation to the Board. He stated they were not present.

#### **Fire Truck Purchase Approval**

Ben Baxley, Town Manager, stated the Board had discussed the purchase of a new fire truck at the Board Retreat in February. He stated they were having trouble with the current truck. He stated it would take 10 to 12 months to get the truck; being approximately July 2020 when they would get truck – 2020 Budget.

Fire Chief James Todd stated they would be replacing the 2000 American LaFrance which no longer was made and they had trouble getting parts. He stated they spent \$16,000 in the past year on this truck; it was parked.

Alderman Shepherd asked would they pay for equipment and just finance truck.

Mr. Baxley stated yes, it would be paid for out of reserves.

Alderman Dean asked did would any of the old equipment work on the new truck.

Fire Chief Todd stated the equipment still worked but would only get them by.

Mr. Baxley stated they used HGAC to purchase the 2013 fire truck; he recommended use the same purchasing. A pricing worksheet was presented to the Board.

Mayor Williams asked that this be put on the July 2, 2018 agenda.

Mr. Baxley explained that in two years there would be two payment; pay on old truck and the new truck payment would come in.

#### **Set Public Hearing for Rezoning of 723 Gibsonville Ossipee Way**

Ben Baxley, Town Manager, stated Manning Crossing LLC; representing property owner, Patricia D. Patton, was requesting the rezoning of this property from RS-20 to RS12-Cluster (Residential). The property is located on Gibsonville Ossipee Rd. being 32.5 acres. He stated the Planning Board would consider the request at their June 21, 2018 Planning Board meeting. He stated staff was recommending the Board set a public hearing for the July 2, 2018 meeting.

**FY 2017-2018 Budget Ordinance Amendment # 11**

Ben Baxley, Town Manager, stated the FY 2017-2018 Budget Ordinance Amendment # 11 was needed to account for actual revenue received and to provide adequate funding to cover year end expenditures. The increase in General Fund Revenues totaled \$94,000 (taxes, motor vehicle tax, sanitation service charge, & sale of fixed assets) and increase in General Fund Expenditures totaled \$94,000 (governing board, administration, police, fire, public works, streets, sanitation, recreation, & library).

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve FY 2017-2018 Budget Ordinance Amendment # 11. The motion passed unanimously.

**TOWN OF GIBSONVILLE, NORTH CAROLINA  
2017-2018 BUDGET ORDINANCE AMENDMENT #11**

BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina, a meeting was held this the 18th day of June, 2018 that the following fund revenues and departmental expenditures together with certain restrictions and authorizations be amended.

**SECTION I. GENERAL FUND**

<b>Anticipated Revenues</b>	<b>FY 2017-2018</b>		<b>FY 2017-2018</b>
	<u><b>Current Budget</b></u>	<u><b>Amendment Increase/Decrease</b></u>	<u><b>Revised Budget</b></u>
Taxes, Current Year	2,701,961	<b>60,000</b>	2,761,961
Taxes, Prior Years	29,700	-	29,700
Motor Vehicle Tax	316,961	<b>21,000</b>	337,961
Penalties & Interest	12,000	-	12,000
Cemetery	13,000	-	13,000
Recreation	76,000	-	76,000
Sanitation Service Charge	240,000	<b>8,000</b>	248,000
Interest on Investments	7,500	-	7,500
Fire District Tax (Guilford)	12,000	-	12,000
Library	2,080	-	2,080
Transfer Perpetual Care	2,700	-	2,700
Sale of Fixed Assets	5,000	<b>5,000</b>	10,000
Guilford County Funds	55,500	-	55,500
Code Enforcement/Planning	8,000	-	8,000
Brush/White Goods Pickup Fees	1,500	-	1,500
Transit Card Revenue	200	-	200
Miscellaneous	45,250	-	45,250
GHA	2,340	-	2,340

Stormwater Fee	29,000	-	29,000
Solid Waste Disposal Tax	4,500	-	4,500
Intangible: Sales Tax (Alamance Co.)	824,000	-	824,000
Intangible: Sales Tax (Guilford Co.)	423,000	-	423,000
Utility Franchise	380,000	-	380,000
Beer & Wine	30,000	-	30,000
Federal Drug Funds	111,849	-	111,849
Insurance Proceeds	670	-	670
Downtown Revitalization Grant	160,000	-	160,000
Governor's Crime Commission Grant	19,650	-	19,650
Appropriated Recreational Cap. Reserve	34,000	-	34,000
Powell Bill Funds	189,000	-	189,000
Appropriated General Fund Balance	<u>360,410</u>	<u>-</u>	<u>360,410</u>
<b>Total Anticipated Revenues</b>	<b><u>6,097,771</u></b>	<b><u>94,000</u></b>	<b><u>6,191,771</u></b>

**Authorized Expenditures**

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Governing Board	73,116	5,000	78,116
Administration	1,251,641	5,000	1,256,641
Police	1,845,136	15,000	1,860,136
Fire	840,868	25,000	865,868
Public Works Administration	210,916	15,000	225,916
Streets	506,553	15,000	521,553
Powell Bill	136,600	-	136,600
Sanitation	311,110	30,000	341,110
Recreation	727,859	15,000	742,859
Library	134,801	10,000	144,801
Cemetery	18,170	-	18,170
Contingency	<u>41,000</u>	<u>(41,000)</u>	<u>-</u>
<b>Total Authorized Expenditures</b>	<b><u>6,097,771</u></b>	<b><u>94,000</u></b>	<b><u>6,191,771</u></b>
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**SECTION II. WATER & SEWER**

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<b>Anticipated W&amp;S Revenues</b>			
<b><u>Water Revenues</u></b>			
Water Service Fees	824,263	-	824,263
Tapping Fees	450	-	450
Meter Setting	10,000	-	10,000
Reconnection Fees	40,000	-	40,000
Miscellaneous Revenues	9,900	-	9,900
Development Fees	36,000	-	36,000
Internet Convenience Fees	6,300	-	6,300
Loan Proceeds	<u>152,000</u>	<u>-</u>	<u>152,000</u>
<b>Total Anticipated Water Revenues</b>	<b><u>1,078,913</u></b>	<b><u>-</u></b>	<b><u>1,078,913</u></b>
<b><u>Sewer Revenues</u></b>			
Sewer Service Fees	2,061,797	-	2,061,797
Tapping Fees	550	-	550
Meter Setting	10,000	-	10,000
Reconnection Fees	40,000	-	40,000
Miscellaneous Revenues	12,100	-	12,100
Development Fees	44,000	-	44,000
Internet Convenience Fees	<u>7,700</u>	<u>-</u>	<u>7,700</u>
<b>Total Anticipated Sewer Revenues</b>	<b><u>2,176,147</u></b>	<b><u>-</u></b>	<b><u>2,176,147</u></b>
<b>Total Anticipated W&amp;S Revenues</b>	<b><u>3,255,060</u></b>	<b><u>-</u></b>	<b><u>3,255,060</u></b>
<b>Authorized W&amp;S Expenditures</b>			
<b>Water Expenditure</b>	1,078,913	-	1,078,913
<b>Sewer Expenditures</b>	<u>2,176,147</u>	<u>-</u>	<u>2,176,147</u>
<b>Total Authorized Expenditures</b>	<b><u>3,255,060</u></b>	<b><u>-</u></b>	<b><u>3,255,060</u></b>
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**SECTION III. PERPETUAL CARE FUND**

<b>Anticipated Revenues</b>	<b>2,700</b>	<b>-</b>	<b>2,700</b>
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**Authorized Expenditures**

**2,700**

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**2,700**

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**SECTION IV. TAX RATE ESTABLISHED**

An ad valorem tax rate of \$0.53 per \$100 at full valuation is hereby established as the official tax rate for the Town of Gibsonville for the fiscal year 2017-2018. This rate is based on a total valuation of property of \$575,538,354 and an estimated collection rate of 97.25%.

**SECTION V.**

Charges for services and fees by Town Departments are levied in the amounts set forth in the Fee Schedule (See Attachment A).

**SECTION VI. SPECIAL AUTHORIZATION - BUDGET OFFICER**

- A.** Budget Officer shall be authorized to reallocate departmental appropriations among various object of expenditures as he believes necessary.
- B.** The Budget Officer shall be authorized to effect interdepartmental transfers, in the same fund, not to exceed 10% of the appropriated monies for the department whose allocations is reduced. Notation of all such transfers shall be made to the Board on the next succeeding Financial Report.
- C.** He may make interfund loans for a period of not more than 60 days.
- D.** Interfund transfers, established in the budget document may be accomplished without recourse to the Board.

**SECTION VII. RESTRICTION - BUDGET OFFICER**

- A.** Interfund transfer of monies, except as noted in Section VI. Shall be accomplished by the Board authorization only.
- B.** The utilization of any contingency appropriations shall be accomplished only with Board authorization.

**SECTION VIII. UTILIZATION OF BUDGET ORDINANCE**

This Ordinance Amendment and the Budget Document shall be the basis of the financial plan for the Gibsonville Municipal Government during the 2017-2018 fiscal year. The Budget Officer shall administer the budget and shall insure that operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget. The accounting section shall establish records which are consonance with the Budget and this Ordinance and the appropriate statute of the State of North Carolina.

**Amended this the 18th day of June, 2018.**

**Attest:**

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**Mayor of Gibsonville, NC**

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**Town Clerk of Gibsonville, NC**

**1237 Candlewood Dr. Brush Pickup**

Ben Baxley, Town Manager, stated Tom Green of 1237 Candlewood Dr. had put out an excessive amount of brush and received a notice/tag for \$150.00. He had spoken with the Mayor, Town Manager, and the Public Works Director about is displeasure with the \$150.00 notice.

Rob Elliott, Public Works Director, showed the Board pictures and what they considered to be a pay pile. He explained the process and stated if the pile was in excess of a half of a one ton truck load then it would be tagged; Mr. Green was tagged for two loads. He stated the Mayor told Mr. Green that he could not negotiate the fee it was set by the Board.

Alderman Shepherd stated they had talked with Mr. Green and tried to settle this.

Mr. Elliott stated yes, they had talked with Mr. Green today.

Mayor Williams stated he spoke with Mr. Green and he was not satisfied, so he brought him in to talk with the Public Works Director.

Alderman Pleasants stated he did not think the Board should vote on this; let the Public Works Director handle it.

Alderman Shepherd agreed and stated as long as this was consistent.

Alderman Pleasants told the Public Works Director to handle this as he saw fit.

Mayor Williams stated there would be no action on this item.

### **Reports**

#### **a. Manager**

Ben Baxley, Town Manager, stated on Tuesdays from 4:30 to 6:30 there would be a Market on the Greens. He stated the Patriotic Parade of Wheels and Market would be on June 30<sup>th</sup>. He stated next Board meeting would be on July 2, 2018.

#### **b. Mayor**

Mayor Williams stated Tim Henderson was moving his company out of town and he heard that his building was not worth what he was asking and that he may ask the town to reduce his taxes. He stated he went to Raleigh last week and spoke to the Historic Committee and they approved the Lindley property for the Historic site. He explained now the request would go to Washington for approval. He stated Mr. Lindley was ready to go on the property if it was approved.

Alderman Shepherd, seconded, by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:55 pm.

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Mayor

Attest:

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Town Clerk